

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.#: Wyndam Place Community Unit Plan
Co Special Permit #198, Preliminary Plat 03000

Date: February 13, 2003

SCHEDULED PLANNING COMMISSION MEETING:

DATE: January 08, 2003

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: A Community Unit Plan and Preliminary Plat to create 16 lots.

WAIVER REQUEST: Waivers of subdivision requirements of street trees, street lighting, landscape screens, sidewalks, and block length.

LAND AREA: 272.84 acres, more or less.

CONCLUSION: This plat and the listed waivers generally conform with the Comprehensive Plan and adopted Regulations.

RECOMMENDATION:

County Special Permit #198 Conditional Approval
Preliminary Plat # 03000 Conditional Approval

WAIVER REQUESTS

- block length along the north, south, east and west	Approval
- sidewalk	Approval
- landscape screens	Approval
- street lights	Approval
- street trees	Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: The Northwest Quarter and the remaining portion of the North Half of the Southwest Quarter and the remaining portion of Lot 1 I. T. , all located in Section 24, T10N, R8E of the 6th P.M., Lancaster County, Nebraska; metes and bounds description attached.

LOCATION: N.176th Street and Holdrege

APPLICANT: Bernie and Connie Heier
2600 So. 120 Street
Lincoln, NE 68516
(402) 483-6070

OWNER: Bernie and Connie Heier
Husband and Wife, as joint tenants

CONTACT: Brian D. Carstens and Associates
601 Old Cheney Road, Suite C
Lincoln, NE 68512
(402) 434-2424

EXISTING ZONING: AG Agricultural.

EXISTING LAND USE: Agriculture with one barn.

SURROUNDING LAND USE AND ZONING:

North: Agriculture, scattered acreages and one acreage subdivision "Glenwood Acres", zoned AG

South: Agriculture and a native prairie, zoned AG

East: Agriculture and acreages, zoned AG

West Agriculture and two dwellings, zoned AG

ASSOCIATED APPLICATIONS: County Special Permit # 198 and Preliminary Plat #03000 are related.

HISTORY: Changed from AA Rural and Public Use to AG Agricultural in the 1979 zoning update. Glenwood Acres community unit plan to the north of this property was approved in 1987.

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Plan shows this as Agriculture. This is outside the Lincoln growth Tiers.

Currently, acreage development has occurred under two development scenarios: AG - Agricultural District (minimum of 20 acres per lot area) and AGR - Agricultural Residential District (minimum of 3 acres per lot area) with the possibility in both AG and AGR zoning districts of clustering units together in order to preserve more open space and agricultural areas and/or receive additional density bonuses under a community unit development. The complex issue of acreage development and other public objectives requires a large array of land use strategies (pg F 70)

Acknowledge the “Right to Farm” and preserve areas for agricultural productions throughout the county by designating specific areas in advance for rural residential so as to limit areas of potential conflict between farms and acreages (pg F 70)

Retain the current overall density of 32 dwellings per square mile (20 acre) for all agriculturally zoned land. Provide for an ability to divide two 3 acre lots per “40” acre parcel with conditions and administrative review and right of appeal. This would allow more flexibility for parcel size while retaining the overall density and assist in retaining farmable units of land. (F 70)

Provide more bonuses and a lower threshold size (not below nominal 40 acres) for the proven technique of “cluster” development using the Community Unit Plan. This technique has been successful in providing flexibility while preserving both farmland and environmental resources at the same time. (F71)

UTILITIES: There is no public sewer available. Individual wells and waste disposal are proposed. This is in the Lancaster County Rural Water District #1.

TOPOGRAPHY: This is generally the top of a hill on rolling land, draining to the northeast and south.

TRAFFIC ANALYSIS: 176th and Holdrege Streets are gravel county roads. “O” Street is a paved state highway, Hwy 34.

PUBLIC SERVICE: This is in the Eagle Rural Fire District, Waverly School District # 145 and Norris Public Power District.

REGIONAL ISSUES: Expansion of the acreage areas. Clustering to preserve farm land.

ENVIRONMENTAL CONCERNS: There are no identified Historic resources. The soil rating is 4.8 on a scale of 1-10 where 1-4 is prime soil. This is not prime soil. There are drainage ways through the site along the north and an existing dam in the northwest. There is no FEMA floodplain shown. The northeast area around the drainage way is wooded. The Mo Pac trail crosses the southeast corner of this parcel. A native prairie preserve is across “O” street to the south of this parcel.

AESTHETIC CONSIDERATIONS: n/a

ALTERNATIVE USES: Continued farming or up to 13 dwellings on 20 acre parcels.

ANALYSIS:

1. This request is for a Special Permit for a Community Unit Plan and a Preliminary Plat for 16 acreage residential lots. A gravel public street is proposed. A 20 % dwelling unit bonus is requested for preservation of farm land.

2. Individual water and sewage disposal are proposed. The lots are large enough for lagoons if percolation will not support a septic system. The water report indicates adequate quality and quantity of groundwater but treatment is recommended due to high total dissolved solids, hardness, sulfates, boron and manganese.
3. This request is in general conformance with the Comprehensive Plan.
4. The applicant is requesting waivers to street lighting, street trees, landscape screens, and sidewalks. These waivers are consistent with the agricultural nature of the subdivision and the provisions of the County regulations. The area is not to be annexed by the city at this time. The existing farm land, dam and proposed acreages provide storm water detention equivalent to the Lincoln standards.
5. The applicant is requesting a waiver of the block length along the north, south, east and west of the plat. The waivers are reasonable considering the nature and use of the land for farming, existing dam, wooded area and topography. Stub streets are provided or future service to lands to the southeast and southwest.
6. The density calculations for the project are as follows;

272.84 acres at 1 dwelling per 20 acres	=	13.64 dwellings
20% bonus requested X 1.20	=	16.37 dwellings permitted
Requested		16 units
7. There is one potential conflicting farm use noted on the field survey, a small farm cattle operation on the northeast corner of 176th and Holdrege. No other conflicting farm uses, such as feedlots, were noted in the immediate area.
8. The County Engineer's letter of January 29th, 2003 notes the following;
 - 1). General Note 8 should be modified to specify a 30.0' radius at all interior intersections, and a 50.0' radius at the intersections with Holdrege Street.
 - 2) General Note 11 does not allow the existing farm access to remain on Holdrege Street.
 - 3) The area is incorrect for calculating the runoff for the 36 culvert.
 - 4) A culvert is needed for ponded water in the northeast corner of the Knotting Hills Drive and North 179th Street intersection.

- 5) A culvert is needed for ponded water in the northeast corner of the Bloomington Lane and North 182nd Street intersection..
- 6) All culverts shall have a flared-end section or concrete headwall on inlet.
- 7) Grading shall extend around the temporary turnarounds.
- 8) The grading contours on Bloomington Lane are incorrect.
- 9) The existing profile of Holdrege Street is labeled incorrectly on both ends. Additional profile to the east is required to evaluate available sight distance.
- 10) The typical grading cross-section shall be shown.
- 11) Holdrege Street is quite rolling in this area. The proposed street connections are at the top of existing hills will be lowered considerably with future grading. A large subdivision like this will dramatically increase traffic on Holdrege Street. As part of this development, Holdrege Street shall be regraded for a 50 mph design. Due to existing residences on the north side of Holdrege Street, the regrading of Holdrege Street will require a shift to the south and additional right-of-way dedication.

9. The Health Department notes;

- 1) All of these lots should have sufficient size to allow water and sewer systems.
- 2) Many of the lots are on soils that will required extra attention to design and location of wastewater systems.
- 3) The existing windmill well must be properly abandoned.

10. The applicant is requesting a 20% bonus for farmland protection.

CONDITIONS FOR SPECIAL PERMIT #198:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the County Board's agenda: (NOTE: These documents and plans are required by resolution/ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of January 29, 2003.
 - 1). General Note 8 should be modified to specify a 30.0' radius at all interior intersections, and a 50.0' radius at the intersections with Holdrege Street.
 - 2) General Note 11 does not allow the existing farm access to remain on Holdrege Street.
 - 3) The area is incorrect for calculating the runoff for the 36 culvert.
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Holdrege Street will require a shift to the south and additional right-of-way dedication.

- 1.2 Show the existing buildings.
 - 1.3 Revise the plat to show existing tree masses.
 - 1.4 Show the existing dam and flood pool elevation. Indicate on the plat the minimum opening elevation for the building on each lot.
 - 1.5 Show the existing adjoining street intersection on the north.
 - 1.6 Show the easements requested by Norris Public Power.
 - 1.7 Revise Note # 13 to show "residential" lots.
 - 1.8 Show the typical "public" not private road cross section on sheet 4.
 - 1.9 Provide water quality and quantity information to the satisfaction of the Lincoln Lancaster County Health Department.
2. This approval permits 16 single family lots.

General:

3. Before receiving building permits:
- 3.1 The permittee is to submit a revised site plan and the plan is found to be acceptable.
 - 3.2 The permittee is to submit six prints and a permanent reproducible final site plan as approved by the County Board.
 - 3.3 The construction plans are to comply with the approved plans.
 - 3.4 The final plat(s) is/are approved by the County Board.
 - 3.5 The required easements as shown on the site plan are recorded with the Register of Deeds.
 - 3.6 The County Board approves associated requests:

3.6.1 Wyndam Place Preliminary Plat #03000.

3.6.2 A waiver to the sidewalk, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural/agriculture nature and the subdivision will not be annexed.

3.6.3 A modification to the requirements of the land subdivision ordinance\resolution to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.

3.7 The County Engineer has approved:

3.7.1 An agreement for street maintenance.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:

4.1 Before occupying this Community Unit Plan all development and construction is to comply with the approved plans.

4.2 Before occupying this Community Unit Plan, City/County Health Department is to approve the water and waste water systems.

4.3 All privately-owned improvements, including private roadways, are to be permanently maintained by the owner or an appropriately established homeowners association approved by the County Attorney.

4.4 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.

4.5 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.

4.6 The County Clerk is to file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee is to pay the recording fee.

CONDITIONS FOR PRELIMINARY PLAT #03000:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council/County Board agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Make the corrections requested by the County Engineer in his letter of January 29, 2003.
 - 1). General Note 8 should be modified to specify a 30.0' radius at all interior intersections, and a 50.0' radius at the intersections with Holdrege Street.
 - 2) General Note 11 does not allow the existing farm access to remain on Holdrege Street.
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 - 11) Holdrege Street is quite rolling in this area. The proposed street connections are at the top of existing hills will be lowered considerably with future grading. A large subdivision like this will dramatically increase traffic on Holdrege Street. As part of this development,

Holdrege Street shall be regraded for a 50 mph design. Due to existing residences on the north side of Holdrege Street, the regrading of Holdrege Street will require a shift to the south and additional right-of-way dedication.

- 1.2 Show the existing buildings.
 - 1.3 Revise the plat to show existing tree masses.
 - 1.4 Show the existing dam and flood pool elevation. Indicate on the plat the minimum opening elevation for the building on each lot.
 - 1.5 Show the existing adjoining street intersection on the north.
 - 1.6 Show the easements requested by Norris Public Power.
 - 1.7 Revise Note # 13 to show “residential” lots.
 - 1.8 Show the typical “public” not private road cross section on sheet 4.
 - 1.9 Provide water quality and quantity information to the satisfaction of the Lincoln Lancaster County Health Department.
2. The County Board/City Council approves associated requests:
 - 2.1 County Special Permit # 198 for the Community Unit Plan.
 - 2.2 A waiver to sidewalk, street paving, street lights, landscape screen, and street tree requirements since the area is of larger lots, a rural nature and the subdivision will not be annexed.
 - 2.3 A modification to the requirements of the land subdivision ordinance to permit a block length in excess of 1320' along the north, south, east and west perimeter of this subdivision.

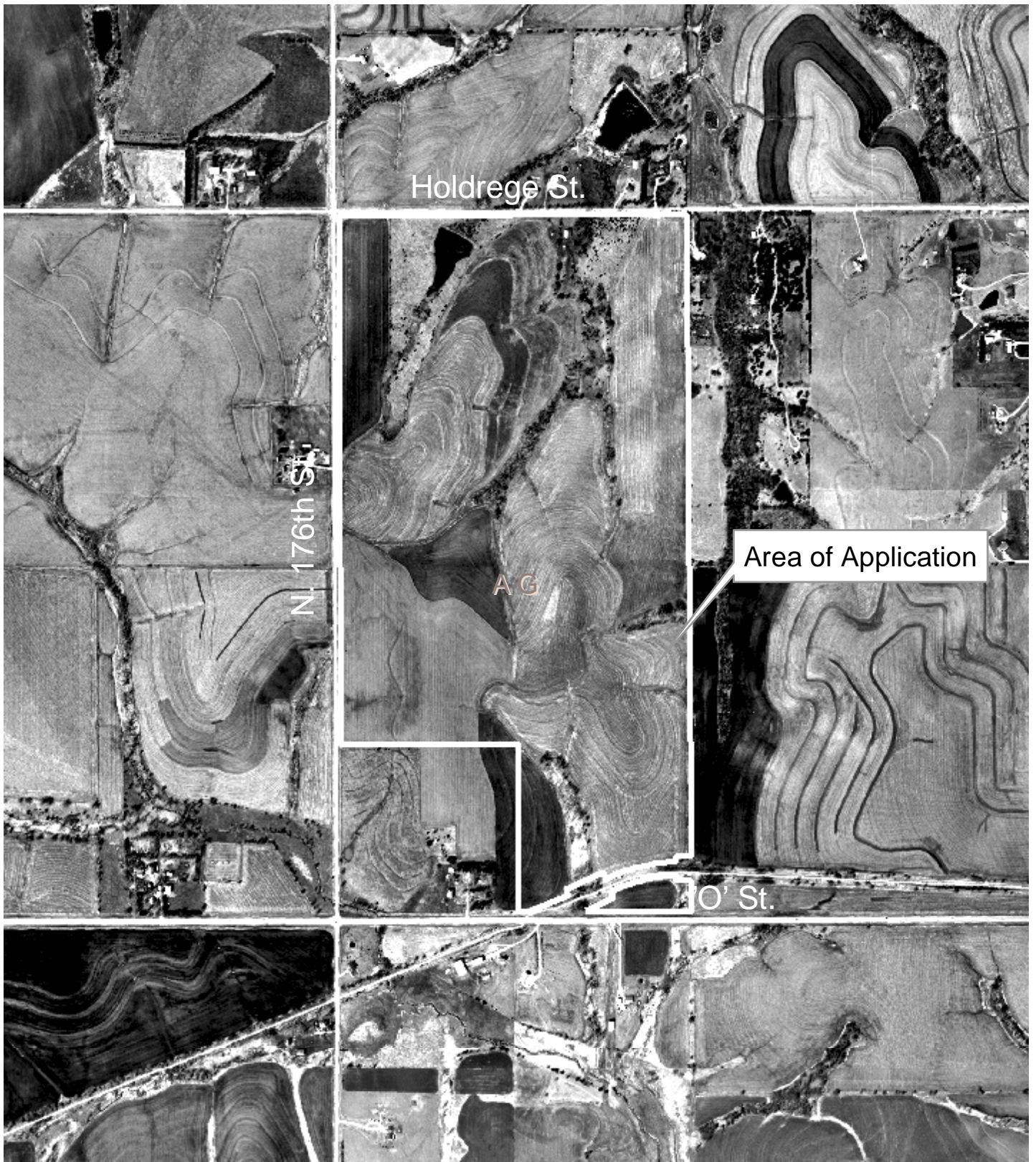
General:

3. Final Plats will be scheduled on the Planning Commission agenda after:
 - 3.1 Streets, water facilities, drainage facilities, temporary turnarounds and barricades, and street name signs have been completed.

- 3.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 3.2.1 To submit to the County Engineer an erosion control plan.
 - 3.2.2 To protect the remaining trees on the site during construction and development.
 - 3.2.3 To submit to lot buyers and home builders a copy of the soil analysis and water report.
 - 3.2.4 To complete the private improvements shown on the preliminary plat.
 - 3.2.5 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the County/City Attorney and filed of record with the Register of Deeds.
 - 3.2.6 To relinquish the right of direct vehicular access to Holdrege Street except for the 179th and 182nd Streets and one farm access and to 176th Street except for two farm access to Outlot A.
 - 3.2.7 To comply with the provisions of the Land Subdivision Resolution regarding land preparation.

Prepared by:

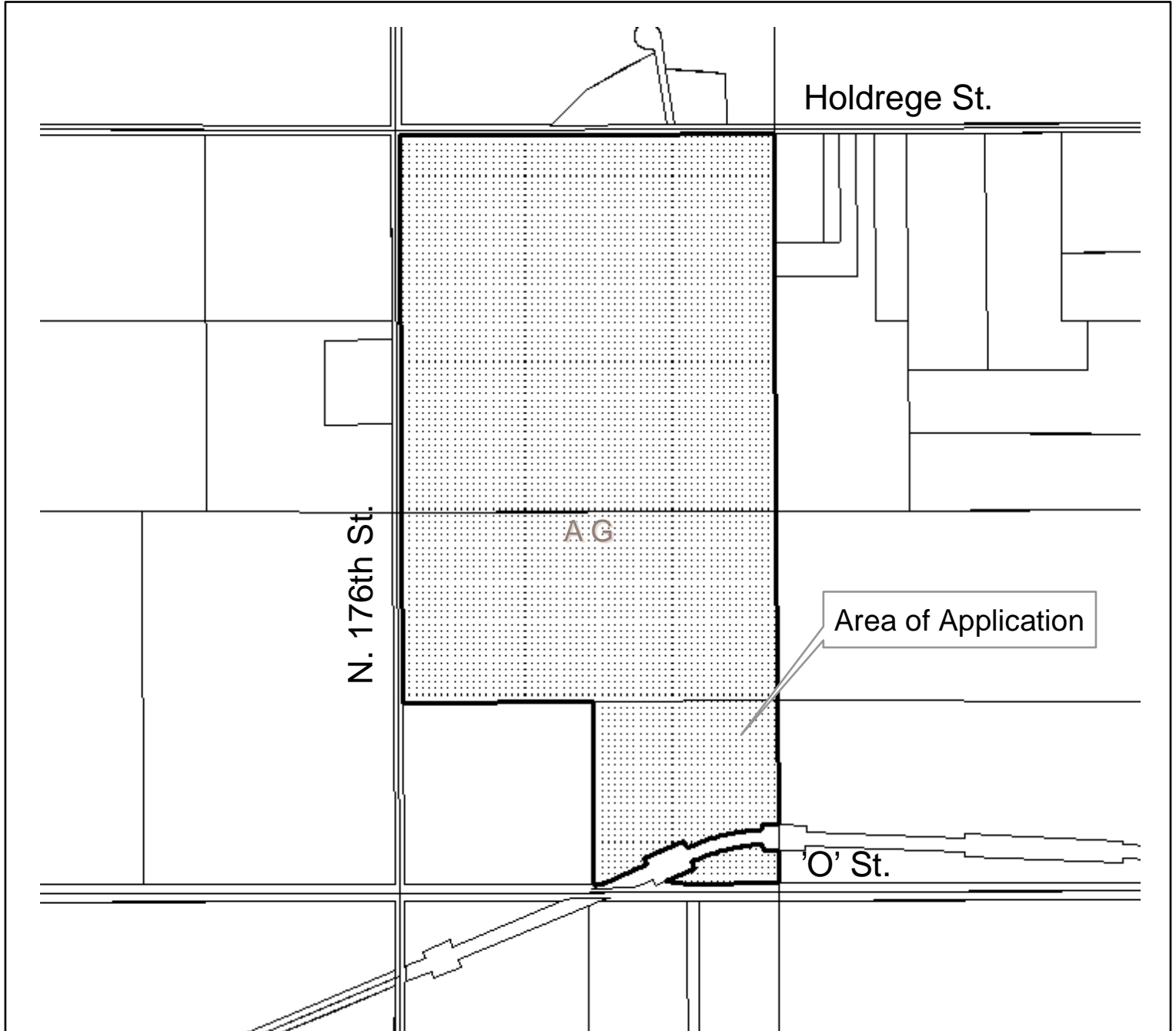
Michael V. DeKalb AICP
Planner



County Preliminary Plat #03000
County Special Permit #198
Wyndam Place
N. 176th & Holdrege St.



Lincoln City - Lancaster County Planning Dept.
1999 aerial



County Preliminary Plat #03000

County Special Permit #198

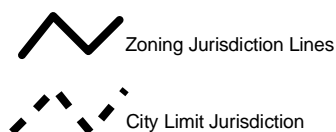
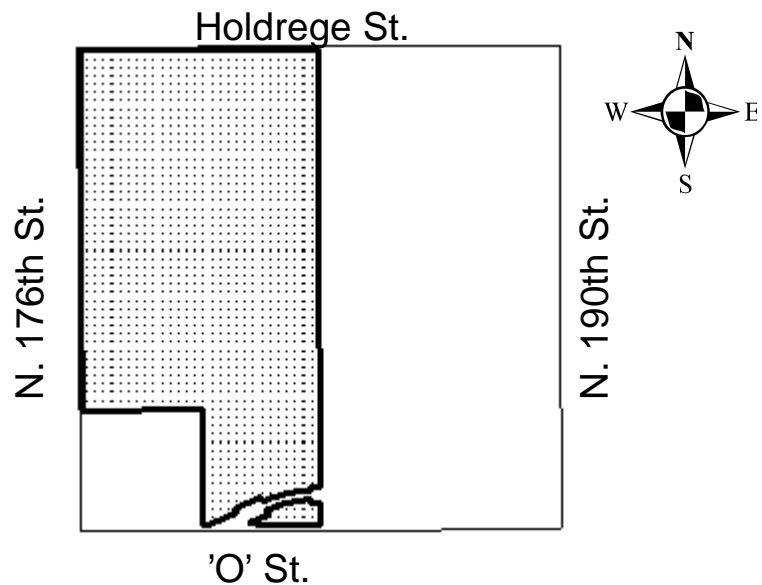
Wyndam Place

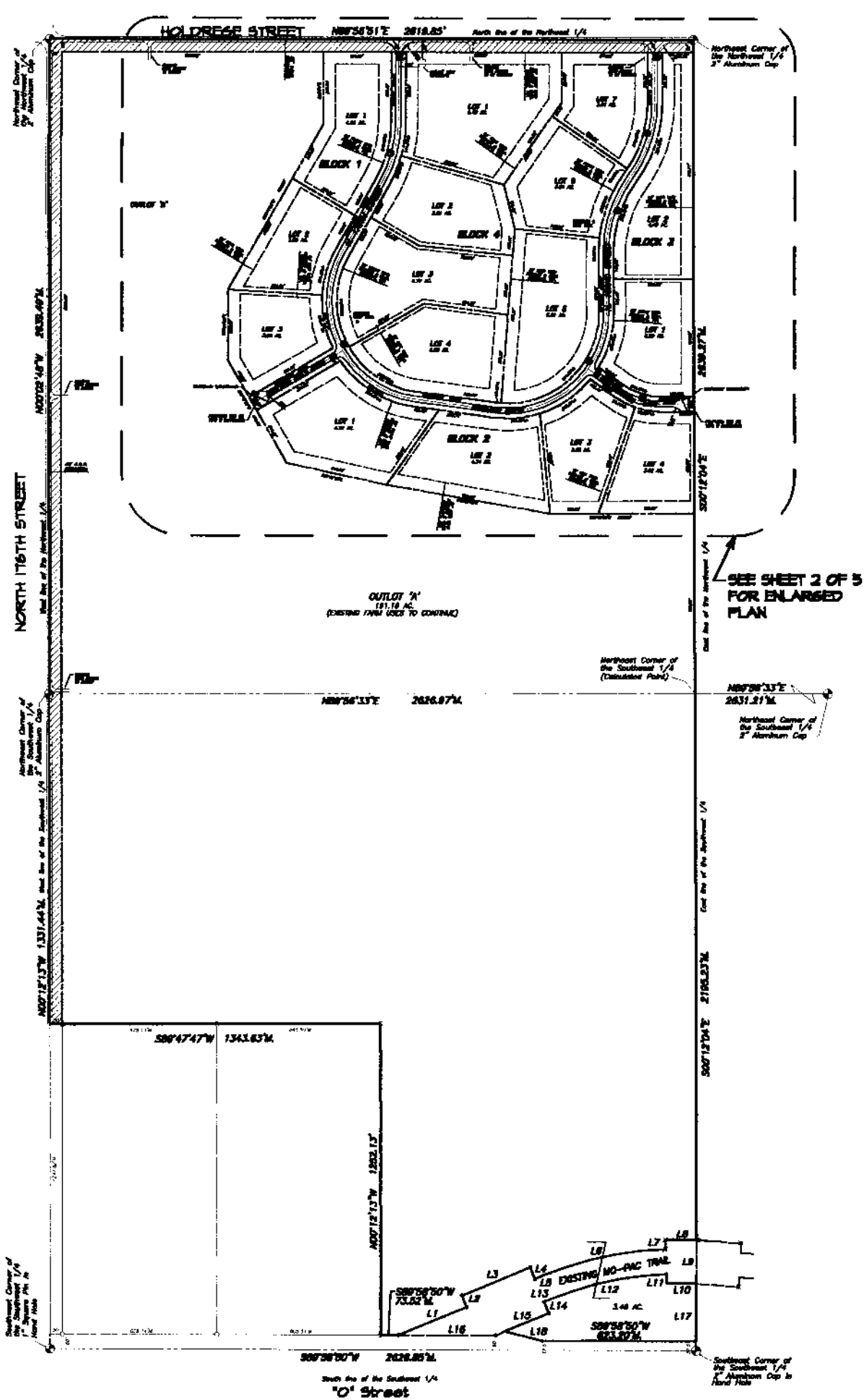
N. 176th & Holdrege St.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec. 24 T10N R8E





**County Preliminary Plat #03000
County Special Permit #198
Wyndam Place
N. 176th & Holdrege St.**

CURVE DATA:

(1) $R = 300.00'$
 $T = 22.4'$
 $L = 260.9'$
 $Chord = 260.10'$
 $Chord = 260.10'$

(2) $R = 300.00'$
 $T = 22.4'$
 $L = 260.9'$
 $Chord = 260.10'$
 $Chord = 260.10'$

(3) $R = 300.00'$
 $T = 22.4'$
 $L = 260.9'$
 $Chord = 260.10'$
 $Chord = 260.10'$



LEGAL DESCRIPTION OF C.U.P./ PRELIMINARY PLAT:

Description of land containing the Northwest Quarter, the remaining portion of the North Half of the Southwest Quarter and the remaining portion of Lot 1 all located in Section 24, Township 10 North, Range 8 East of the 6th P.M., Lancaster County, Nebraska and more particularly described as follows:

Beginning at the Northwest Corner of the Northwest Quarter of Section 24 Township 10 North Range 8 East of the 6th P.M., Lancaster County, Nebraska.

THENCE on an assumed bearing of North 89 degrees 56 minutes 51 seconds East on the North line of the Northwest Quarter of said Section 24 for a distance of 2619.85 feet to the Northeast Corner of the Northwest Quarter of said Section 24.

THENCE South 00 degrees 12 minutes 04 seconds East on the East line of the Northwest Quarter of said Section 24 for a distance of 2639.27 feet to the Southeast Corner of the Northwest Quarter of said Section 24.

THENCE South 00 degrees 12 minutes 04 seconds East on the East line of the Southwest Quarter of said Section 24 for a distance of 2195.23 feet to a point on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company said point being on a 1520.18 foot radius curve.

THENCE on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company and along a curve to the left having a radius of 1520.18 feet and an arc length of 126.00 feet, being subtended by a chord of South 89 degrees 59 minutes 19 seconds West for a distance of 125.96 feet to the Point of Tangency of said curve.

THENCE South 02 degrees 26 minutes 13 seconds East for a distance of 37.42 feet to a point on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company said point being on a 1482.68 foot radius curve.

THENCE on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company and along a curve to the left having a radius of 1482.68 feet and an arc length of 518.56 feet, being subtended by a chord of South 77 degrees 40 minutes 16 seconds West for a distance of 515.92 feet to the Point of Tangency of said curve.

THENCE South 67 degrees 42 minutes 31 seconds West on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company for a distance of 28.64 feet.

THENCE North 22 degrees 17 minutes 29 seconds West for a distance of 49.74 feet to a point on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company.

THENCE South 67 degrees 41 minutes 42 seconds West on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company for a distance of 300.12 feet.

THENCE South 22 degrees 24 minutes 39 seconds East for a distance of 50.20 feet to a point on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company.

THENCE South 67 degrees 39 minutes 43 seconds West on the Northerly Right-Of-Way line of the former Missouri Pacific Railroad Company for a distance of 298.45 feet to a point on the South line of Lot 1 of Irregular Tracts said point being also 60.00 feet North of the South line of the Southwest Quarter of said Section 24.

THENCE South 89 degrees 58 minutes 50 seconds West on the South line of said Lot 1 for a distance of 73.52 feet.

THENCE North 00 degrees 12 minutes 13 seconds West on a line parallel to the West line of the Southwest Quarter of said Section 24 for a distance of 1252.13 feet.

THENCE South 89 degrees 47 minutes 47 seconds West on a line perpendicular to the West line of the Southwest Quarter of said Section 24 for a distance of 1343.63 feet to a point on the West line of the Southwest Quarter of said Section 24.

THENCE North 00 degrees 12 minutes 13 seconds West on the West line of the Southwest Quarter of said Section 24 for a distance of 1331.44 feet to the Northwest Corner of the Southwest Quarter of said Section 24.

THENCE North 00 degrees 02 minutes 48 seconds West on the West line of the Northwest Quarter of said Section 24 for a distance of 2639.49 feet to the POINT OF BEGINNING.

Said property contains 269.38 acres more or less and also including the following described tract of land:

Referring to the Southeast Corner of the Southwest Quarter of Section 24 Township 10 North Range 8 East of the 6th P.M., Lancaster County, Nebraska

THENCE in a Northerly direction on the East line of the Southwest Quarter of said Section 24 and on an assumed bearing of North 00 degrees 12 minutes 04 seconds West on the East line of the Southwest Quarter of said Section 24 for a distance of 60.00 feet to the Southeast Corner of Lot 1 of Irregular Tracts and the POINT OF BEGINNING.

THENCE continuing in a Northerly direction on the last described course for a distance of 233.06 feet to a point on the South line of the former Missouri Pacific Railroad Company's Right-Of-Way.

THENCE on the South line of the former Missouri Pacific Railroad Company's Right-Of-Way and along a curve to the left having a radius of 1345.18 and an arc length of 119.43 feet, being subtended by a chord of North 89 degrees 50 minutes 47 seconds West for a distance of 119.39 feet.

THENCE North 02 degrees 33 minutes 18 seconds West for a distance of 37.43 feet.

THENCE on the Southeasterly line of the former Missouri Pacific Railroad Company's Right-Of-Way and along a curve to the left having a radius of 1382.68 and an arc length of 483.45 feet, being subtended by a chord of South 77 degrees 41 minutes 12 seconds West for a distance of 480.99 feet to the Point of Tangency of said Curve.

THENCE South 67 degrees 27 minutes 08 seconds West on the Southeasterly line of the former Missouri Pacific Railroad Company's Right-Of-Way for a distance of 28.73 feet.

THENCE South 22 degrees 33 minutes 45 seconds East for a distance of 50.06 feet.

THENCE South 67 degrees 39 minutes 37 seconds West on the Southeasterly line of the former Missouri Pacific Railroad Company's Right-Of-Way for a distance of 193.96 feet.

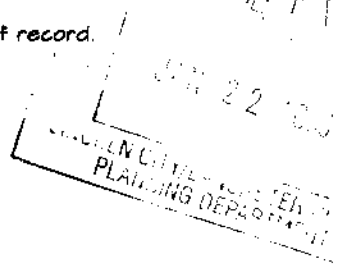
THENCE South 76 degrees 26 minutes 44 seconds East for a distance of 159.78 feet to a point on the South line of said Lot 1 of Irregular Tracts.

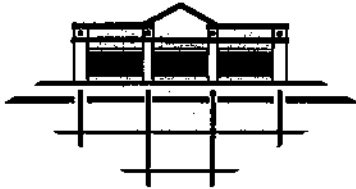
THENCE North 89 degrees 58 minutes 50 seconds East on the South line of said Lot 1 of Irregular Tracts for a distance of 623.20 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 3.46 acres more or less.

Containing a total of 272.84 acres more or less.





BRIAN D. CARSTENS AND ASSOCIATES
LAND USE PLANNING RESIDENTIAL & COMMERCIAL DESIGN
601 Old Cheney Road, Suite C Lincoln, NE 68512 Phone: 402.434.2424

January 21, 2003

Mr. Marvin Krout
Director of Planning
Lincoln City- Lancaster County Planning Department
555 South 10th Street
Lincoln, NE 68508

RE: WYNDAM PLACE - PRELIMINARY PLAT & COMMUNITY UNIT PLAN
NORTH 176TH STREET & HOLDREGE STREET

Dear Mike,

On behalf of the Bernie and Connie Heier, we are submitting the above mentioned applications for your review. Wyndam Place is a proposed C.U.P. on approximately 272.84 acres and is currently zoned 'AG'. We are showing 16 single family acreage lots, containing a minimum of 3 acres. Each lot shall have individual water wells and individual septic systems. The proposed streets shall be dedicated to the public. The public streets will be graveled to meet Lancaster County design standards.

We have 'clustered' the 16 lots off of Holdrege Street, so that the balance of the farm can continue to be farmed. We have shown a future public street going to the Southeast and to the Southwest from the clustered lots to allow for any potential future subdivision.

We are requesting waivers to the Land Subdivision Ordinance to waive sidewalks, street trees, street lighting, landscape screening and block length, as each lot is larger than 1 acre and this project will not be annexed into the City of Lincoln in the near future.

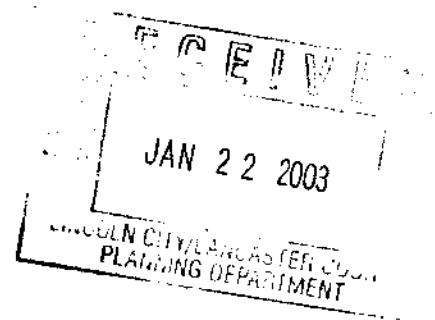
Please contact me if you have any further questions.

Sincerely,

Brian D. Carstens

cc: Bernie and Connie Heier

Enclosures: 21 Copies of Sheet 1 of 5
6 Copies of Sheets 2 through 5 of 5
County Application for a Preliminary Plat & Special Permit
Application Fees -\$1,040.00
Certificate of Ownership
3 Copies of the Preliminary Soils Analysis
Culvert Analysis on both culvert locations



**GROUNDWATER REPORT
WYNDAM PLACE**

**W1/2 sec 24-T.-10N.-R8E.
less the SW1/4 SW1/4**

LANCASTER COUNTY

**Petitioner: Brian D. Carstens & Associates
Developer and Owners of Record:
Bernie and Connie Heier
Engineer: Lyle L. Loth
Surveyor: Allied Surveying
Hydrogeologist and Preparer of Report:
Vincent H. Dreeszen**

January 22, 2003

Report of Groundwater Investigation

WYNDAM PLACE W1/2 sec 24-10N-8E less the SW1/4 SW1/4 of section Lancaster County

Wyndam Place is a Community Unit Plan, Special Permit at 176th Street and Holdrege (Fig 1). The plan proposes the development of 16 single family lots located along Holdrege Street mostly in the NE quarter of the tract. The lots range in size from slightly more than 3 acres (5 lots) and 11 lots of about 3.5 to 6.4 acres (Figure 2). The total area encompassed is about 273 acres and excludes the SW1/4 SW1/4 of the section and an irregular tract of a few acres in the extreme SE corner occupied by the former Missouri Pacific Railroad Company's Right of Way and the existing MO-PAC trail. Most of the tract is designated as Outlet "B" of about 191 acres that is reserved for existing farm uses.

The north boundary of the tract is Holdrege Street and the south boundary is "O" Street (Highway 34). The west boundary is North 176th Street and the east boundary is the north-south one-half section line. Access to the lots is from Holdrege Street at North 179th and North 182nd Streets. The Lancaster-Cass County line is one-half mile east and the village of Eagle is about 2 miles east. A development designated as Glenwood A-C-C-U-P on a map of Lancaster County prepared by the Lancaster County Engineering Department is located to the north along Holdrege Street.

The developer proposes the construction of individual water wells and the use of individual waste water systems, percolation tests permitting. If not, lagoons will be installed. A number of existing homes along Holdrege and North 190th Street have individual wells. Two wells have been developed within the proposed development, designated East Well (Well #1 in Table 1) on lot 6, Block 4 and West Well (Well #2 in Table 1) on lot 3, Block 4. The logs of these two wells and four others in the area (Figure 3) are summarized in Table 1. The logs of the four wells are from information on file in the Conservation and Survey Division, UNL. Water samples from the two new wells were collected and analyzed for inorganic water quality constituents (copies are attached). There have been no reports of difficulty in obtaining satisfactory private water supplies in the area.

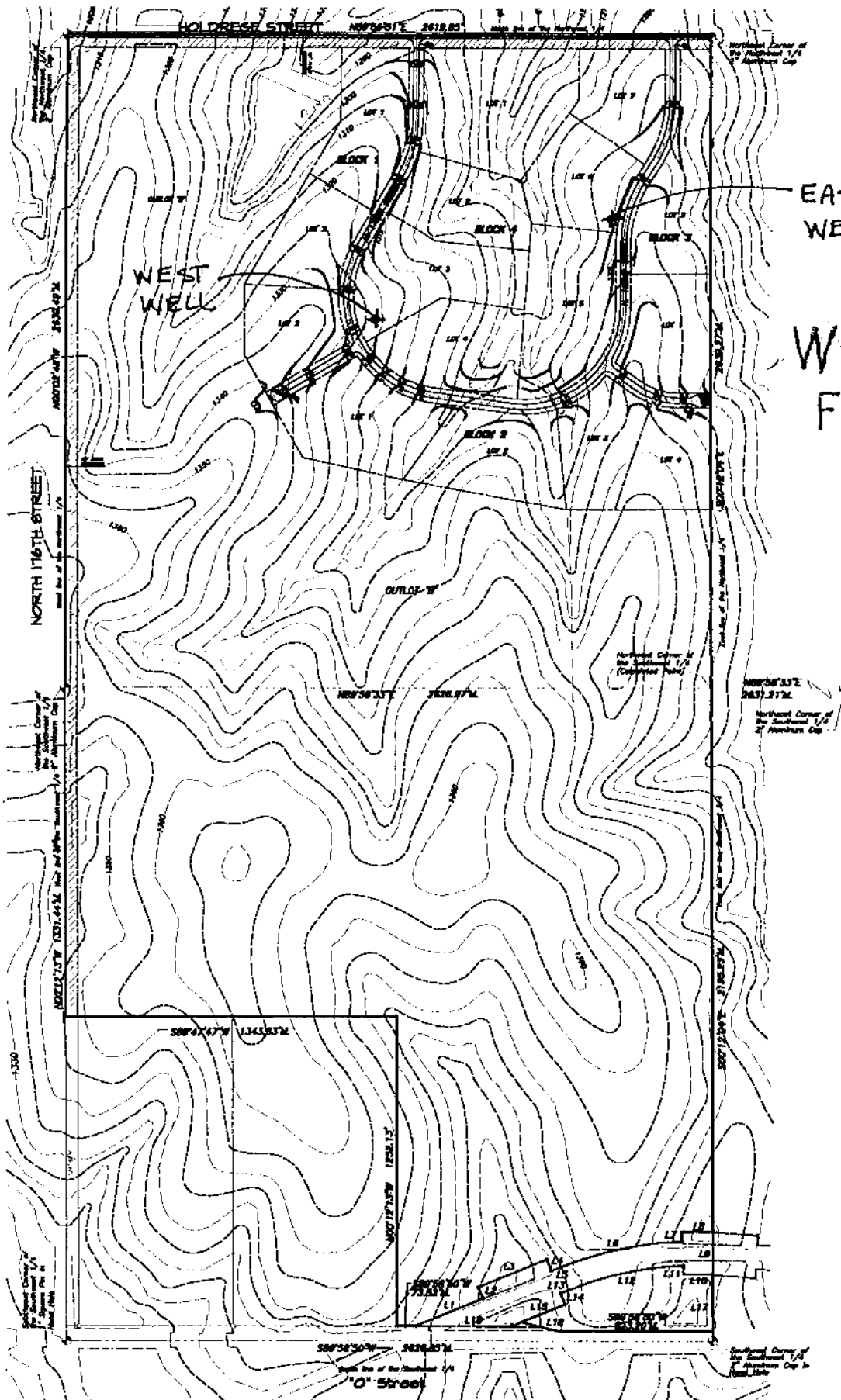
The proposed area of development is within the dissected glaciated hills portion of eastern Nebraska. Surface water drainage is north to Camp Creek. The principal known aquifer in the immediate area is the Dakota Sandstone Formation. The top of the Dakota is an eroded surface and the formation is relatively thin. The Dakota generally consists of layered beds of sandstone, siltstone and clays and does underlie the whole area. Most wells in the area are developed in sandstone. However, based on the log of the west well (West #2) sandstone is not present at that site. The well is probably completed in fine to medium sand of Pleistocene overlying "gray shale" from 165 to 230 feet. The "gray shale" is presumed to be a part of the Dakota. Elsewhere in the area sandstone appears to be interbedded with shales or clays in this

"shale" interval. Pennsylvanian age shales and limestones underlie the Dakota. The base of the Dakota (top of the Pennsylvania), appears to be relatively flat and to occur at an elevation of about 1090 to perhaps 1110 feet above mean sea level (msl). The area was visited in the field to determine well locations and estimate the elevation of the land surface relative to mean sea level. Elevations for well sites were either estimated from a topographic map provided by the surveyor or from the U.S. Geological Survey topographic map (Eagle 7.5 minute series 1966). Elevations are believed to be accurate within plus or minus five feet.

Wells in the area range in depth from about 165 to more than 200 feet. Saturated thicknesses ranges from about 25 to more than 100 feet. Yields of most wells are more than 20 gpm. The west well (Well #2 in Table 1) is an anomaly compared to other wells in that the Dakota, although relatively thick, 165 to 230 feet, was logged as shale. The well was apparently developed in sand from 155 to 165 feet and had a yield of 10 gpm. Elsewhere in the area sandstone layers occur in the Dakota. Although it is expected that wells on most lots in the proposed development should be similar to other Dakota wells in the area, the variability evidenced by the West well suggests that more than one test to determine the best well may be desirable.

The two wells recently completed in the proposed development were sampled to determine the water quality. Copies of the analyses for inorganic chemical constituents are attached to this report. Water quality in Well #1 (East well) is believed to be typical of water in the Dakota sandstone in this area of the county. Sodium and chloride concentrations, a problem in much of Lancaster County, are quite low. Nitrate-Nitrogen is only 0.10 ppm. Total dissolved solids are relatively high, 845 ppm as is hardness, 557.9 ppm. Bicarbonate at 345.9 ppm and sulfates at 292 ppm although relatively high are typical of the Dakota.

The water quality in Well #2 (West well) is considerably more mineralized than Well #1 and has total dissolved solids of 1517 ppm. The water is extremely hard, 1334.9 ppm; sulfate, 918 ppm, boron 0.40 ppm and manganese 0.20 ppm along with hardness and total dissolved solids are concentrations higher than generally recommended for a potable water supply. Water treatment including water softening, treatment by reverse osmosis or other water conditioning would be advisable for drinking and recommended for household use. It is likely, based on available information, that better quality of water could be found elsewhere on the lot in the proposed development. It is possible that more than one test well, particularly in the western portion, Block 1, may be required to locate the most favorable well site. Water quality in most wells existing in the area or to be developed is expected to be similar to that in the East Well (Well #1) on Wyndam Place and is potable. Water quality in the West Well (Well #2) is more mineralized and although potable for most purposes would require treatment beyond water softening for household use because of the high concentrations of hardness, total dissolved solids, and sulfates.

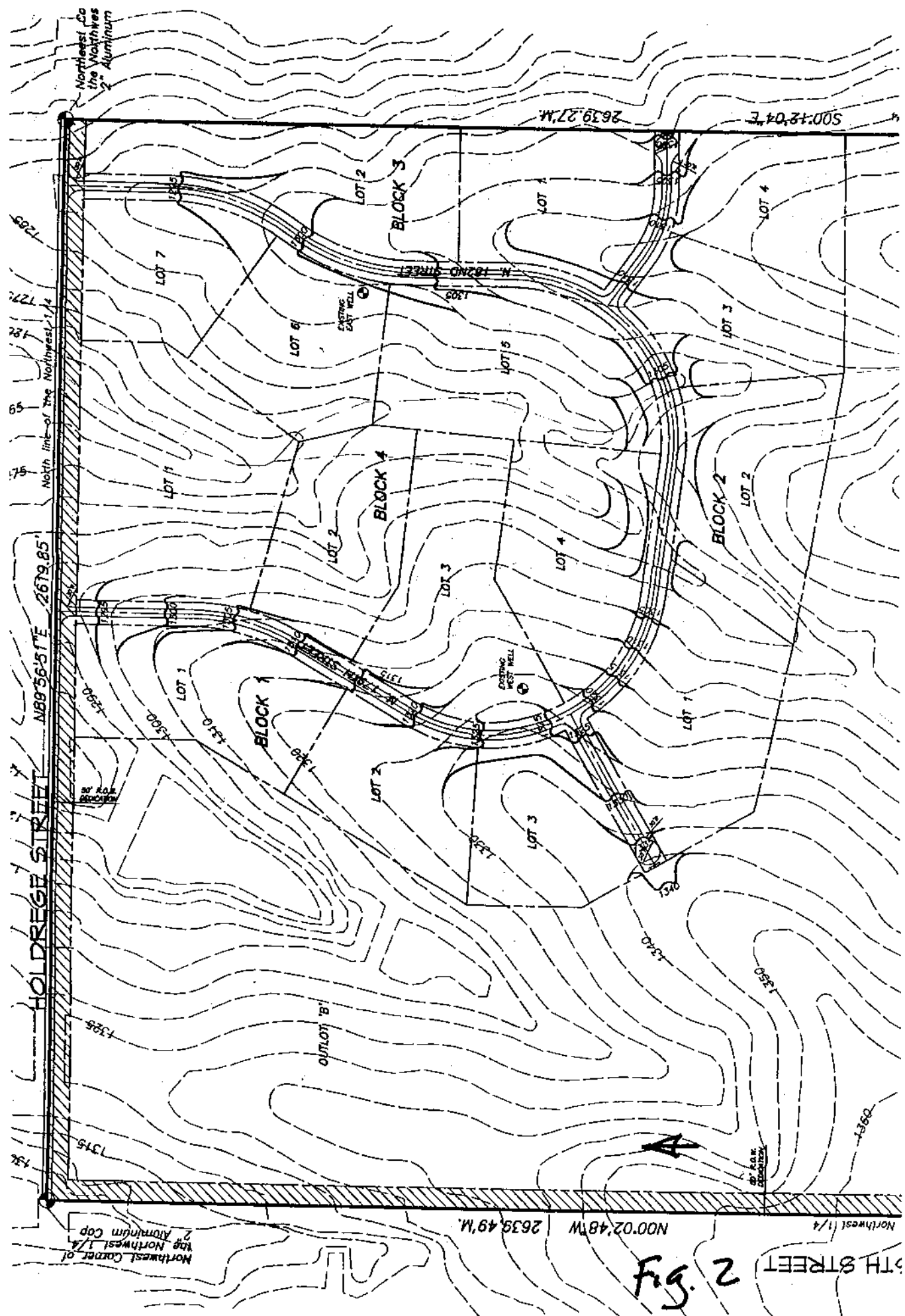


EAST
WELL

Wyndam PLACE Figure 1



SCALE: 1" = 600'



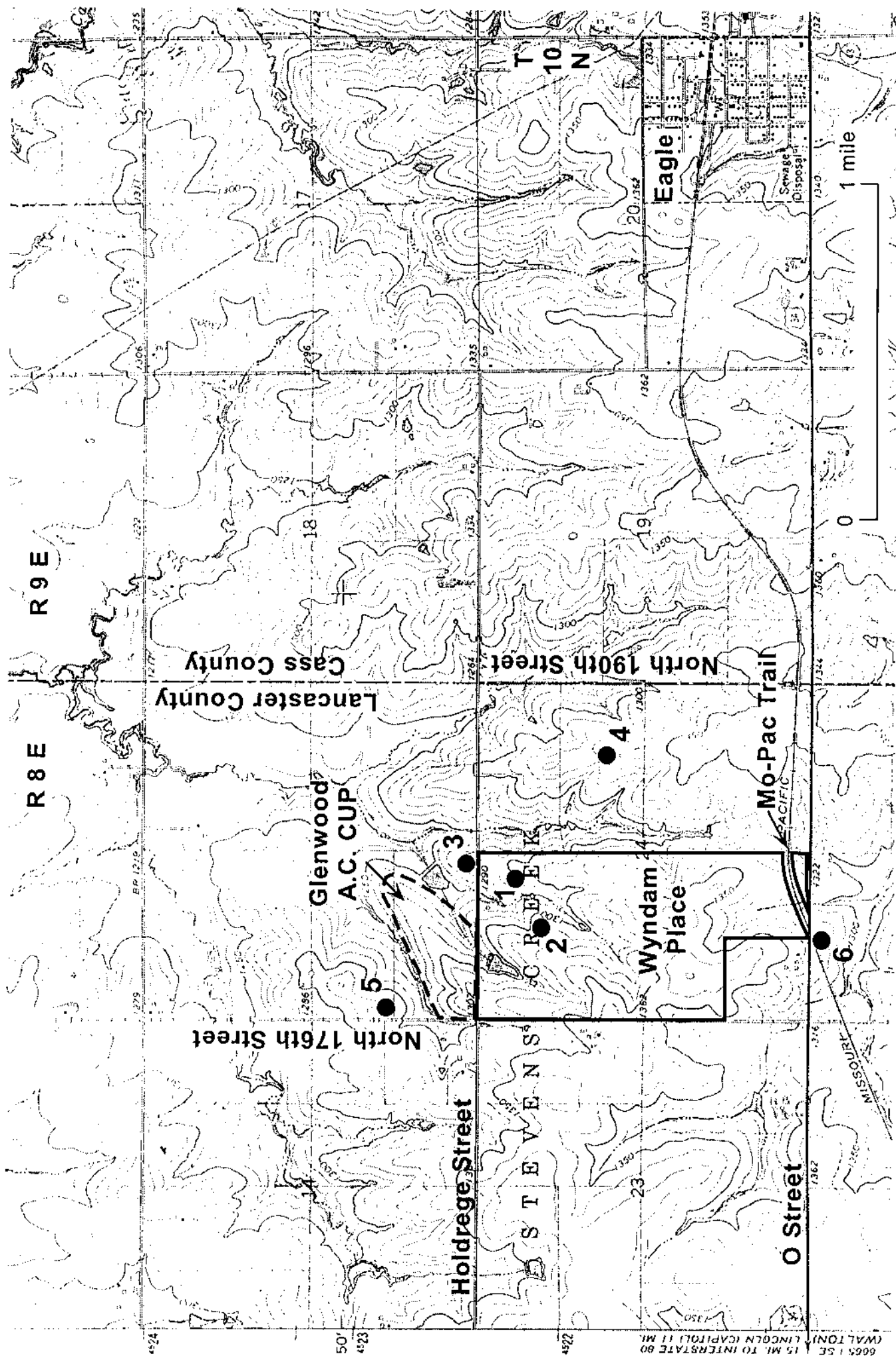


Figure 3. Map showing location of Wyndam Place Community Unit Plan and location of selected wells by number and symbol. Well information is summarized in Table 1. Base map from 7.5 minute USGS topographic map - Eagle Quadrangle.

TABLE 1
Wyndam Place
Summary of Well Information

Well Number (Figure 3)	Estimated Ground Altitude in ft above msl	Well Depth		Aquifer Intervals Thickness in Feet	Depth to Static Water Level and Date		Saturated Thickness in Feet	(R)ported or (P)otential Yield in gpm	Notes
		In Feet	Referral to msl						
1	1295	176	1119	sdst 164-176' (12 ft)	97	11/12/02	79	(R) 30	East Well Lot 6, Block 4
2	1324	165	1159	sand 155-165 (10 ft)	137	11/08/02	28	(R) 10	West Well Lot 3, Block 4
3	1288	192	1096	sdst 176-192 (16 ft)	105 (est)	10/05/70	87 (est)	(P) 50	Section 13
4	1330	200	1130	sdst 155-200 (45 ft)	95	07/10/79	105	(R) 90	Gravel reported 180<190 ft
5	1315	165	1150	sdst 115-165 (50 ft)	140	04/22/87	25	(R) 20	Section 13
6	1330	231	1099	sdst 155-160, 220-240+ (25 ft+)	115	10/05/94	125+	(R) 30 (P) 50	Well Registration G-82786 Section 25



621 Rose Street
P.O. Box 80837
Lincoln, NE 68501

Tel: 402-476-2811
Fax: 402-476-7598
www.mds-harris.com

REPORT OF ANALYSIS

Sample Of	Water
-----------	-------

Submitted By

Moser Well Co
PO Box 308
Hickman, NE 68372

Submitted For

Bernie Heier

21

Date Received	Date Reported	Samples Will Be Stored Until	Laboratory No.
18-Nov-02	20-Nov-02		3700165

REPORT OF ANALYTICAL RESULTS

Client Sample Identification	Analysis	Result
East	Water pH	8.2
	Hardness	557.9 ppm
	Bicarbonate	345.9 ppm
	Carbonate	2.0 ppm
	Electrical Conductivity	1.32 mmhos/cm
	Total Dissolved Salts	845 ppm
	Sodium	64 ppm
	Calcium	136 ppm
	Magnesium	53 ppm
	Potassium	7.00 ppm
	Sulfate	292 ppm
	Nitrate-N	0.10 ppm
	Chloride	39 ppm
	Boron	0.30 ppm
	Phosphate	0.01 ppm
	Manganese	0.10 ppm
	Iron	0.01 ppm



621 Rose Street
P.O. Box 80837
Lincoln, NE 68501

Tel: 402-476-2811
Fax: 402-476-7398
www.mdsharris.com

REPORT OF ANALYSIS

Sample Of	Water
-----------	-------

Submitted By

Moser Well Co
PO Box 308
Hickman, NE 68372

Submitted For

Bernie Heier
WELL #2

Date Received	Date Reported	Samples Will Be Stored Until	Laboratory No.
18-Nov-02	20-Nov-02		3700166

REPORT OF ANALYTICAL RESULTS

Client Sample Identification	Analysis	Result
West	Water pH	7.8
	Hardness	1334.9 ppm
	Bicarbonate	425.2 ppm
	Carbonate	0.0 ppm
	Electrical Conductivity	2.37 mmhos/cm
	Total Dissolved Solts	1517 ppm
	Sodium	3.20 ppm
	Calcium	335 ppm
	Magnesium	121 ppm
	Potassium	8 ppm
	Sulfate	918 ppm
	Nitrate-N	0.10 ppm
	Chloride	23 ppm
	Boron	0.40 ppm
	Phosphate	0.01 ppm
	Manganese	0.20 ppm
	Iron	0.01 ppm



Dennis L Roth

01/26/03 08:09 PM

To: Michael V Dekalb/Notes@Notes

cc:

Subject: re: Wyndam Place

PROJ NAME: Wyndam Place
PROJ NMBR: PP 03000 CUP/PUD Co SP 198
PROJ DATE: 01/22/03
PLANNER: Mike DeKalb

Finding NO DUPLICATE/SIMILAR sounding names in our geobase for the street name proposed in this project, other than those which are an extension of an existing street.

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

STREETS: N 179, N 182, Bloomington La, Holdrege St, Notting Hills Dr, Wyndam Dr

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Mike DeKalb	DATE: February 7, 2003
DEPARTMENT: Planning	FROM: Chris Schroeder Ron Marquart, REHS
ATTENTION:	DEPARTMENT: Health
CARBONS TO: Bruce Dart, Director EH File EH Administration	SUBJECT: Wyndam Place PP #03000 SP #198

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the application for preliminary plat and special permit and conducted an on-site inspection. The following items are noted:

Onsite Waste Water Treatment

- All of these lots are 3 acres or more in size and should allow adequate setbacks for a private water well and onsite wastewater treatment system. All of these lots must have an onsite wastewater treatment system permit issued by LLCHD before construction begins.
- BLK 1, Lots 2 and 3; BLK 2, Lots 1, 2, and 3; BLK 3, Lot 2; BLK 4, Lots 2 and 3 are comprised primarily or entirely of Sharpsburg soils. Sharpsburg soils may not yield an acceptable percolation rate for a standard septic system. If these soils produce failing percolation rates, an alternative engineer designed, non-standard wastewater treatment system may be required. Slope on some of these lots may limit wastewater lagoon construction.
- BLK 2, Lot 4; BLK 3, Lot 1; BLK 4, Lot 7 are approximately 50% Mayberry soil. Mayberry soil may not yield an acceptable percolation rate for a standard septic system and an engineer designed non-standard system may be required. Mayberry soil has a perched seasonal groundwater table 1 to 3 feet below the ground surface. The slope and high groundwater of this soil may limit lagoon construction. High groundwater may limit standard septic system construction. The floor of the lagoons must be located at least two feet above the higher expected groundwater level. The bottom of the soil absorption system must be located at least four feet above the highest expected groundwater level.
- BLK 1, Lot 1 is approximately 50% Wymore soil. This soil may yield unsatisfactory percolation rates and require an engineer designed non-standard system. Slope on this lot is satisfactory for a wastewater lagoon.

- BLK 4, Lots 1,4,5, and 6 are approximately 50% Colo-Nodaway soils in and near drainage ways. These soils are frequently flooded and the seasonal groundwater table is 2 to 5 feet below the ground surface. Onsite wastewater treatment systems should not be constructed in these soils.
- BLK 4, Lot 6 is composed primarily of Mayberry and Colo-Nodaway soils that have severe limitations for onsite systems. The smaller portion of the Wymore soil on this lot should be satisfactory for an onsite system.

Groundwater Quantity and Quality

- This plat is outside the 3-mile zone of the City of Lincoln and will not require a water well permit from LLCHD before drilling wells on these lots.
- An old, unused windmill water well with a two inch galvanized steel casing is present on BLK 4, Lot 1. This old well must be properly abandoned and plugged by a licensed well driller to prevent groundwater contamination.
- LLCHD needs specific information regarding the groundwater quality and quantity for this subdivision. Information submitted must include the likely impact that proposed homes may have concerning the groundwater in this area. LLCHD recommends that the developer contact the University of Nebraska Conservation and Survey Division to provide comment on the quality and quantity of water in this area and the potential impact of the proposed new homes.

Storm Water Runoff

- During construction, best management practices should be used to minimize storm water runoff, especially soil erosion prevention methods. LLCHD recommends that the developer contact the Lower Platte South Natural Resources District for technical and potential financial assistance to minimize storm water pollution.

Air Pollution

- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.



AREA 2
SERVICE CENTER

R.R. 1 BOX 56
ROCA, NEBRASKA 68430
402/423-3855
FAX 402/423-8090

January 27, 2003

Mike Dekalb, Project Planner
555 S. 10th #213
Lincoln, NE 68508

RE: Wyndam Place

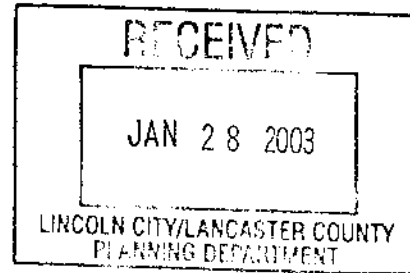
Dear Mike,

I have reviewed the subject plat and marked proposed easements in red. Note that I have requested our standard 10' on exterior lot lines, and 10' [5' each side] of adjacent property lines

As always, thanks for your cooperation.

Sincerely,

Rick Volmer, Construction Superintendent, Area 2





Lancaster

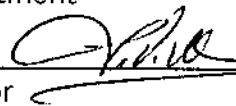
County

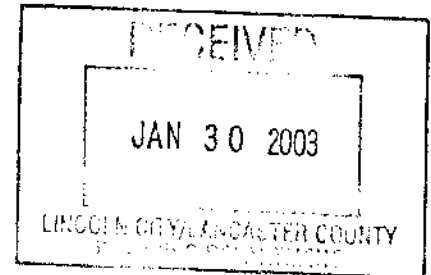
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL
COUNTY SURVEYOR

DATE: January 29, 2003
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: WYNDAM PLACE PRELIMINARY PLAT



This office has reviewed subject development and would offer the following comments:

- 1) General Note 8 should be modified to specify a 30.0' radius at all interior intersections, and a 50.0' radius at the intersections with Holdrege Street.
- 2) General Note 11 does not allow the existing farm access to remain on Holdrege Street.
- 3) The area is incorrect for calculating the runoff for the 36 culvert.
- 4) A culvert is needed for ponded water in the northwest corner of the Knotting Hills Drive and North 179th Street intersection.
- 5) A culvert is needed for ponded water in the northeast corner of the Bloomington Lane and North 182nd Street intersection.
- 6) All culverts shall have a flared-end section or concrete headwall on inlet.
- 7) Grading shall extend around the temporary turnarounds.
- 8) The grading contours on Bloomington Lane are incorrect.
- 9) The existing profile of Holdrege Street is labeled incorrectly on both ends. Additional profile to the east is required to evaluate available sight distance.

PAGE TWO

SUBJECT: WYNDAM PLACE PRELIMINARY PLAT

- 10) The typical grading cross-section shall be shown.
- 11) Holdrege Street is quite rolling in this area. The proposed street connections are at the top of existing hills that will be lowered considerably with future grading. A large subdivision like this will dramatically increase traffic on Holdrege Street. As part of this development, Holdrege Street shall be regraded for a 50 mph design. Due to existing residences on the north side of Holdrege Street, the regrading of Holdrege Street will require a shift to the south and additional right-of-way dedication.

cc: Dennis Bartels - Public Works

LVW/DP/cm
SUBDIV.WK/Wyndam Place PP Comments 2 Mem

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-DEPARTMENT COMMUNICATION**

TO:	Mike DeKalb	DATE:	February 25, 2003
DEPARTMENT:	Planning	FROM:	Doug Smith, REHS ^{at}
ATTENTION:		DEPARTMENT:	Health
CARBONS TO:	Bruce D. Dart, Director Scott E. Holmes File	SUBJECT:	Wyndam Place County S.P. #198

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the Groundwater Report for Wyndam Place, County S.P. #198. The report was prepared by Vincent H. Dreeszen. The following items are noted:

- There have been no reports of difficulty in obtaining satisfactory private water supplies in the area.
- Yields of most wells are more than 20 g.p.m. The LLCHD considers 5 g.p.m. to be the minimum yield for a private water supply. The west test well produced a yield of 10 g.p.m. as well as water quality results that is not typical of water in the Dakota Sandstone in this area of the county. It is expected that wells on most lots should be similar to other Dakota wells in the area. The variability evidenced by the West Well suggests that more than one test to determine the best well may be desirable if the consumer would like to improve quality and quantity. Potential buyers should be informed of these results.
- Water treatment including water softening, treatment by reverse osmosis or other water conditioning would be advisable for drinking and recommended for household use. Potential buyers should be informed of the possible need for treatment.

Planning.Memo.wpd/9